

00548387/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

vs.

ESTATE OF JERRY J. CONRAD AND ESTATE
OF ODENE CONRAD AKA ODEN CORALYNN
CONRAD; PATRICK CHESTER CONRAD
MCDANEL; CITY OF LAKE FOREST PARK;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN HEIRS, SPOUSE,
LEGATEES AND DEVISEES OF THE ESTATE OF
JERRY J. CONRAD; UNKNOWN HEIRS,
SPOUSE, LEGATEES AND DEVISEES OF THE
ESTAE OF ODENE CONRAD AKA ODEN
CORALYNN CONRAD; DOES 1-10 INCLUSIVE;
UNKNOWN OCCUPANTS OF THE SUBJECT
REAL PROPERTY; PARTIES IN POSSESSION OF
THE SUBJECT REAL PROPERTY; PARTIES
CLAIMING A RIGHT TO POSSESSION OF THE
SUBJECT PROPERTY; AND ALSO, ALL OTHER
UNKNOWN PERSONS OR PARTIES CLAIMING
ANY RIGHT, TITLE, ESTATE, LIEN, OR
INTEREST IN THE REAL ESTATE DESCRIBED
IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 15-2-00108-6 SEA

JUDGMENT RENDERED ON	11/25/2015
AMENDED ORDER OF SALE ISSUED:	2/29/2016
DATE OF LEVY:	3/23/2016

TO: ESTATE OF JERRY J. CONRAD AND ESTATE OF ODENE CONRAD AKA ODENE CORALYNN
CONRAD (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

3221 NORTHEAST 200TH STREET LAKE FOREST PARK, WA 98155

THAT PORTION OF LOTS 6 AND 7, BLOCK 7, FIRST ADDITION TO LAKE FOREST PARK,
ACCORDING TO PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF
SAID LOT 6; THENCE NORTH 88°12'50" WEST ALONG THE NORTH LINE OF SAID LOT, 615
FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°23'23" EAST 210 FEET; THENCE
NORTH 88°12'50" WEST 300 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 7;
THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOTS 7 AND 6 TO THE NORTH LINE
OF SAID LOT 6; THENCE SOUTH 88°12'50" EAST ALONG SAID NORTH LINE TO THE TRUE
POINT OF BEGINNING.
APN/PARCEL #402290-1530.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: MAY 13, 2016
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$338,193.57** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **JANUARY 13, 2017**.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on **DECEMBER 29, 2016**.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JANUARY 13, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
MCCARTHY & HOLTHUS, LLP
108 1ST AVENUE S
STE 300
SEATTLE, WA 98104
855-809-3977